

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT
for
November 19, 2009
MEETING NO. 10-09**

APPLICATION: HDC2010-00480
ADDRESS: 1519 [1471] Rockville Pike*
ACCEPTED: 9/29/09
OWNER: Congressional North
Associates Limited
Partnership
REQUEST: Demolish building
STAFF: Robin D. Ziek



PROJECT SUMMARY:

The applicant requests Evaluation of Significance review by HDC, as part of the Demolition Permit application process. The building is vacant, and subject to an approved Use Permit Amendment approved on July 10, 2009, by the Planning Commission, that would allow construction of a retail and restaurant building. The applicant recently applied for a minor Site Plan Amendment, to allow a single-story office building to replace the subject building. The approved and proposed amendments both include demolition of the existing structure.

STAFF RECOMMENDATION:

Based on an assessment of the history and architecture of the site, the staff finds that this property fails to meet any of the Criteria for Historic Designation in the City of Rockville.

[DRAFT MOTION OF EVALUATION OF SIGNIFICANCE WITH FINDINGS:]

Finding that HDC2010-00480, for Evaluation of Historic Significance of the property at 1471 Rockville Pike does not meet the Criteria for historic designation for the City of Rockville, I move to NOT recommend historic designation of the property.

* The property has several buildings on it, and whereas the applicant has identified this building as “1471” in the application, the parcel is identified as “1519” in the City’s data base.

BACKGROUND:

A request to evaluate the Historic Significance of the Property for Demolition was received at the City of Rockville on September 29, 2009. The particular building is located mid-block along Rockville Pike within the larger parcel known as the Congressional North Shopping Center. Formerly, the building was rented to Hooters restaurant.



Aerial view, looking SW



Aerial view, looking NE

Property Area: 9,480 sf **Structure Area:** 6,280 sf

The overall property of Congressional North Shopping Center includes six buildings of varying sizes.

Zone: MXCD (formerly RPC, Optional Method of Development under prior Zoning Ordinance)

Development Standards: The current approvals for this site allow for a larger amount of floor space parked-at-retail than currently exists on site. The removal of the existing building and dining terrace results in a net decrease of 1,370 sf of approved retail space, with an approved new building at 8,100 sf. [see Use Permit Amendment USA1995-0554D].

City of Rockville Permits Required

Use Permit Amendment approval (staff level)
Demolition Permit included in Building Permit Application

Property Description

According to information provided by the owner, the one story restaurant building was constructed in 1955. It is located within the 12.494-acre property commonly known as Congressional North Shopping Center at the northwest corner of Rockville Pike and Congressional Lane. There are six buildings on the property – a 119,359 square foot retail building with a 12,084 mezzanine that includes underground parking, a six-story 57,725 square foot office/retail/restaurant building located at 121 Congressional Lane, a four level parking garage, a two-story, 41,500 square foot retail building located on the corner of Rockville Pike and Congressional Lane, a 171 square foot bank kiosk with a drive-thru and the 6,280 square foot freestanding restaurant building with 3,200 square foot terrace that is the subject of this application. The property received redevelopment approval in 1995. Resubdivision of the property erased all lot lines located within the outer boundaries of the lot. Following approval of redevelopment, several older buildings on the property were demolished or altered for new construction, while the restaurant building remained. The building most recently housed Hooters Restaurant, but is currently vacant.

The one story building has a square footprint and is of masonry construction. Oriented toward the east and Rockville Pike, all of its architectural features are concentrated on this front façade. The front is clad in gray T-111 siding. A lower hipped roof section projects from the front and extends along most of its length. The roof of this section is clad in prefabricated standing seam metal roofing while its front wall is composed of a seemingly random arrangement of sections clad in T-111, and others with brick walls pierced with flat and curved pre-fabricated glazing units. The side and rear facades are clad in gray T-111. The south façade has three large windows on the east end.

A large concrete paved plaza that was designed as an outdoor dining area is located in front of the restaurant. The plaza is surrounded by a wall composed of large masonry piers with metal

railings between. The piers are constructed of concrete blocks made to appear like stone and are topped with globe light fixtures. The plaza appears to be of relatively recent construction and is linked by materials and design details to the adjacent Sun Trust Bank building and drive-thru.



South elevation, and drive-through marquee for the adjacent bank

Historic Significance

This area was developed as Congressional Airport on 269 acres of farmland by Arthur C. Hyde (McGuckian, p. 99). The airport was used from 1928 until 1958. The Civil Air patrol used Congressional air field for its home base and student training program in 1942, during World War II. The area was annexed into the City in 1953, opening the way for increased development of the site to complement the large suburban residential development in Rockville.

The State tax records indicate that this building was built in 1955, during the early commercial redevelopment of the Congressional Airport. Its current aspect reflects a renovation for its most recent use as the Hooters restaurant, including the outside dining terrace, and associated parking.

**Historic Significance Evaluation of Property for Demolition**Property Address: 1471 Rockville Pike 1519 RV. PikeYour Name: Congressional North Associates Limited PartnershipAre you the property owner? Yes X No _____ (the current owner must authorize this action.)

If you are not the owner, please list the name and mailing address of the owner(s): *

Your mailing address if different from above:

2701 Tower Oaks Blvd. #200, Rockville, MD 20852Daytime telephone number: 301-692-1900 Home telephone: n/aProperty Type: Single-family residence _____ Commercial Building X
Other _____Year Built (if known): 1955Architect/Builder (if known): Unknown

Do you have information on the history of the property that you would be willing to share with the City's Historic Preservation staff for research purposes?

Yes _____ No XIf you are the property owner, do you authorize City staff to inspect and photograph the exterior of the property? Yes X No _____I hereby request that the property at 1471 Rockville Pike be evaluated for local significance based on the City of Rockville's criteria of historical, cultural, architectural and/or design significance.Signature Kristen Deans Date 9/29/09
Property Manager for Cohen Companies,
Authorized Agent for Congressional North Associates Limited Partnership

Please return this completed form to: Historic Preservation Office, Department of Community Planning and Development Services, 111 Maryland Avenue, Rockville, Maryland 20850-2364, or Fax to: 240-314-8210. Questions? Call 240-314-8230.

Office use only: Date received 9/29/09 Assigned to DDZHDC2010-00480

CITY OF ROCKVILLE HISTORIC DISTRICT DESIGNATION CRITERIA

Standing structures and sites, including archeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for designation:

I. Historical and cultural significance:

- A. EVENT: Is the site of a significant historic event.

No, the building is not associated with a significant historic event.

- B. PERSON: Is the site identified with a person or a group of persons who influenced society.

No, this is not identified with a person or group who influenced society.

- C. PATTERN OF EVENTS: Exemplifies the cultural, economic, social, political or historic heritage of the County and its communities. (See Rockville Context in Management Plan)

No, the building does not exemplify the cultural heritage of Rockville.

- D. Has character, interest, or value as part of the development, heritage or cultural characteristics of the City, County, State, or Nation.

No, the property does not embody the history of Rockville.

II. Architectural and design significance:

- A. ARCHITECTURE: Embodies the distinctive characteristics of a type, period or method of construction. *No, the building is not a prototypical example of its type.*

- B. ARCHITECT: Represents the work of a master. *No.*

- C. ARCHITECTURE: Possesses high artistic values. *No.*

- D. Represents a significant and distinguishable entity whose components may lack individual distinction. *No, this criterion applies to multi-site historic districts only.*

- E. Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape.

No, there is nothing singular about the building or site.

III. Structural Integrity:

Original site and setting largely preserved. (Lot size, environmental character, trees, setbacks, streetscape)

"Substantially Altered" - The commercial structure has been renovated and reflects its most recent restaurant use, with front façade windows, brick; and new dining terrace.

Minor alterations (porch removal or enclosure, roof material replacement, siding added over old siding, basic mass and fenestration intact.

Original or near original condition (all changes reversible)

Outbuildings present and recognizable

IV. Level of site significance: (Check those that apply)

Local:

State

National:

ARCHITECTURAL SIGNIFICANCE

None

CULTURAL AND SOCIAL SIGNIFICANCE

None

ARCHAEOLOGICAL RESOURCES

Low Potential